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CHICAGO'S PUBLIC HOUSING today Quarterly Report

No. 1 Chicago Housing Authority February 1955

rley Jean Joyce, age 16, who lives at s Robert Brooks Homes, had reason for eather in her cap on her graduation McKinley high school on January 26th. s receiving from Elston T. Bradfield, commander, Medill-Tribune Post of the ican Legion, scholarship funds which nable her to attend Chicago Teachers ge. The scholarship, contributed for irst time by Medill-Tribune Post, was nted at graduation exercises at Medill entary School where four years ago y Jean was graduated with honors.

o featured at the Medill graduation he presentation of scholarship certifi- by John O. Fisher, Medill Post Service r, to eigth-grade graduates Cynthia and Leroy Alexander. Cynthia, 14, at Grace Abbott Homes with her fam- nd earlier lived at Brooks. Leroy, also ves at Brooks.

rald Haley, Medill School principal, is watching the award presentation pride, makes a practice of following scholarship students through high ol, and was therefore especially happy one of them continued to win high rs. The Tribune Legion Post takes par- r interest in the school because of ng the Medill name.

irley Jean, one of six children, has at Brooks with her family since she ive years old. At McKinley high school vas president of the school chapter of e Teachers of America, a member of nt government, and of the high school rary society. In her spare time, she aken nurses' aide training.

CHICAGO CLOSER TO MORE HOUSING AID —CHA SUBMITS 25 NEW SITES

Additional low-rent public housing for Chicago has moved a step closer with the selection of 25 new sites by the Chicago Housing Authority for the construction of 3,800 apartment dwellings. The sites, which were approved by the Commissioners on January 24, have been transmitted to Mayor Kennelly for submission to the City Council. Council approval must be obtained before the CHA can contract with the Public Housing Administration for federal financial assistance required to build the new projects.

Selection of the new sites followed several months of extensive study of possible locations. Inasmuch as the primary purpose of the new projects is to rehouse low-income families to be displaced by other public improvements, the sites were selected with a view to using those which could be developed with a minimum dislocation of present residents. Most of the new projects, therefore, will be small in size, some with their buildings placed on scattered vacant lots within a given boundary. (cont'd on p. 2)

RECORD YEAR AHEAD FOR CHA BUILDING

While CHA awaits approval for an additional 3,800 low-rent dwellings to forward Chicago's renewal program, 4,500 new CHA homes will go into construction in 1955 as a continuance of the building program initiated under the Housing Act of 1949.

This is the largest volume of construction undertaken by the Authority in any single year since public housing was introduced in Chicago in 1937. With the exception of 1,500 units, it includes all the dwellings the Authority contracted to build under the 1949 Act. Not included are 800 units to be built at Division, Clybourn, and Ogden Avenues, on a site approved by the City Council on January 26, and 740 apartments which represent "the second section" of two of the CHA developments.

First Building on North Side

Construction of the 1,925-unit Cabrini Extension on the Near North Side is expected to start in March. This long awaited redevelopment will reclaim 15 city blocks of blight in a part of Chicago just ten minutes from the Loop.

Ground will be broken in late spring for 1,184 units of the 1,600-apartment development planned for 35th and State Streets. This CHA site is known to Chicagoans for the tragic Labor Day fire of 1953 which claimed the lives of 18 people. Later in the year the Authority will start building 150 apartments at 40th and Lake Park, similar to the adjacent Victor A. Olander Homes. A 204-unit extension to Prairie Avenue Courts, 29th Street and Prairie Avenue, will also be started late in the year.

Two Projects on Near West Side

On the Near West Side, work will begin on the second section of Governor Henry Horner Homes, Lake and Damen, before summer. This will add 325 apartments to the 595 now under construction.

Ground will be broken before the end of 1955 for another West Side project, the New Rockwell development. This program calls for construction of 840 new low-rent apartments in high-rise buildings to replace dilapidated housing on a site bounded by Western, Rockwell, Van Buren and Monroe Streets, and for the reconditioning of 135 apartments in buildings requiring major repairs. Other existing buildings on the site which are in standard condition will remain in private ownership.

PRIVATE INVESTMENT IN CHICAGO'S PUBLIC HOUSING TOTALS $100 MILLION

One hundred million dollars of private funds are invested in Chicago's public low-rent housing developments. Half of this investment is in long-term bonds, the balance in short-term notes.

On January 11, CHA sold $21,425,000 in bonds maturing over a period of forty years to pay for the construction of Harold L. Ickes Homes and Grace Abbott Homes, two of its new low-rent projects which are now partially complete. In 1953 and 1954, the Authority sold a total of $29,000,000 in similar long-term bonds to finance construction of six developments – Dearborn Homes and Ida B. Wells Homes, built before 1950; Murray, Lowden, and Olander Homes, and Leclaire Courts Extension, built since that time. There are 5,557 apartments for low-income families in the eight projects.

The recent bond issue was awarded to an investment syndicate headed by Blyth & Company, Inc., which bid a 2 3/8 percent interest rate and a premium of $15,854.50. The bonds will be offered for sale to private investors who are interested in tax-free obligations backed by a federal guarantee.

Short-term notes are sold by the Authority during the construction period of a new project. As of December 31, 1954, the total investment in short-term notes amounted to $49,423,000.

25 NEW SITES (cont'd)

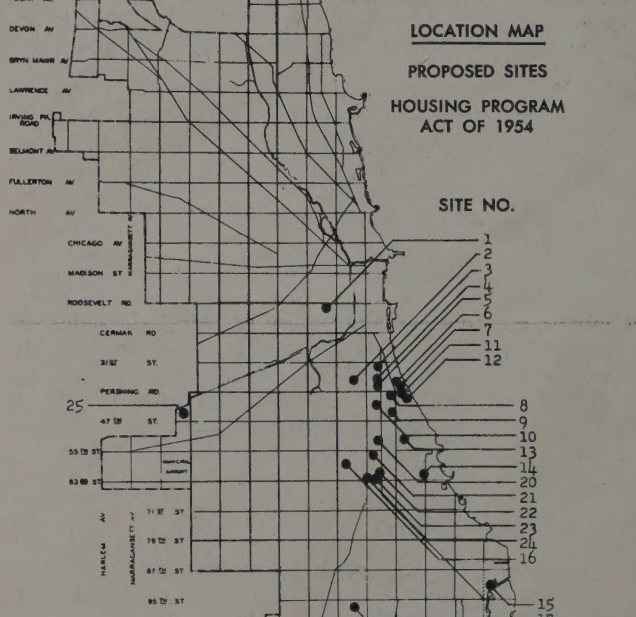
Five of the proposed new projects are of medium size, containing from 300 to 800 apartments. A majority are located on the South Side in close-in, blighted or conservation neighborhoods. Although some old buildings must be demolished on a portion of the sites, it is expected that in the process of constructing the 3,800 new modern homes, only 1,500 families will have to move.

City Council approval of a program, however, will be meaningless without additional action by the federal government on the city's request for more federal housing aid. The first important hurdle was cleared when on January 14 the Housing and Home Finance Agency announced that Chicago is the first major city in the nation to meet the federal requirement that there exists "a workable program for urban renewal." Under provisions of the Housing Act of 1954, any federal aid for slum clearance and low-rent housing is restricted to those localities which are facing up to the various factors of urban decay and can propose remedies.

HHFA Approval Next

Next step is formal approval by HHFA of specific parts of the program. The Chicago Housing Authority hopes that Housing and Home Finance Administrator Albert M. Cole will soon act on the city's finding that the 3,800 additional public housing dwellings are needed. This finding, embodied in a resolution approved by the City Council last month, is required under the terms of the Housing Act of 1954. The Act provides that approval can be given only for dwellings necessary to relocate eligible families forced from their homes to make way for redevelopment projects.

The 3,800 dwellings are a key-point in the slum clearance part of the city's renewal program. According to studies made by the Office of the Housing and Redevelopment Coordinator, some 38,000 families—exclusive of single persons—will have to be relocated within the next ten years. Surveys indicate that the housing needs of approximately one-third of these families can be met only through public housing. The 3,800 dwellings, requiring three or four years to complete, would be available to rehouse a portion of the families to be displaced.



NEW CHA HOMES IN '5

CHA's 1954 building efforts resulted addition of 1,583 new low-rent apartm the city's housing supply, and brough total of 2,500 the homes completed un federal Housing Act of 1949.

In 1955 another 1,831 low-rent dw will be completed. The remaining homes to be developed under the contr tween the federal government and CH be finished in 1956 and 1957.

The projects opening in 1954 includ Ida B. Wells Extension and Harold L Homes, on the Near South Side; the nor Frank O. Lowden Homes at 95t Wentworth; and the Grace Abbott Hor the Near West Side.

An increasing number of the new ments are of the larger size dwellings proximately 30 percent of the new f aid housing CHA has built during th two years consists of three-, four-, an bedroom apartments. Though this do meet the huge demand from the large lies who are eligible for public housi is a much larger proportion of big- housing than is currently being built private market.

No. 1–Roosevelt & Blue Island: units in row houses and high-rise bui vacant lots. Partial clearance.

No. 2–35th & Wentworth: 600–800 & high-rise units on vacant lots. clearance.

No. 3–32d & Prairie: 105–140 and high-rise units.

No. 4–35th & Calumet: 30–40 units.

No. 5–37th & Calumet:: 14–20 units.

No. 6–37th & Ellis: 20–30 row-hou

No. 7–Lake Park between 37th & 30–45 row-house units.

No 8–40th & Langley: 50-75 units.

No. 9–45th & Champlain: 120-160 and high-rise units.

No. 10–Pershing & South Park Way row-house units.

No. 11–Oakwood & Ellis: 12-18 units.

No. 12–Lake Park & Oakenwald 40th and 41st: 50-75 row-house units.

No. 13–60th & Cottage Grove: 75- house and high-rise units.

No. 14–62nd & Blackstone: 15-25 units.

No. 15–89th & Brandon: 450-600 and high-rise units.

No. 16–57th & Normal: 50 row-hou Area recommended by Chicago Plan Co for limited residential redevelopment.

No. 17–95th & Wentworth: 150- house units.

No. 18–115th & Vincennes: 500 units. A new area described as ons rested development, bounded on two railroads, developed now by scattered family dwellings.

No. 19–115th & Morgan: 500 units. A new area of vacant and und land south of 115th.

No. 20–51st & Calumet: 15-20 row-ho

No. 21–57th & Wabash: 14-20 row-ho

No. 22–63d & Calumet: 60-90 row-ho

No. 23–63d & Indiana: 30-50 row-ho

No. 24–63d & Wabash: 150-200 and high-rise units.

No. 25–LeClaire Courts extension: row-house units at LeClaire, 44th &

AREA as it will appear when construction by CHA is completed. The new project at Division and Sedgeets, north of the present Frances Cabrini Homes, will have 7-, 10-, and 19-story buildings. Architects ew project are A. Epstein & Sons, Inc.

A PAYS FULL PROPERTY TAXES I CITY-STATE HOUSING PROJECTS

en CHA turned over a check for $560,- to the County Treasurer on January 7 53 taxes, $190,087.51 of it represent- ll real estate taxes on eight city-state ed relocation projects.

ough exempted from real estate taxes te law, public housing is authorized to ct with the municipality to make pay- in lieu of taxes to cover the usual local mental services provided property s. The city-state aided housing devel- ts are financed with funds given on an ht grant basis. Therefore, with no bond- debtedness to repay, surplus income re- ng after payment of current operating naintenance costs and setting up of re- is available for payments in lieu of The contract with the city on these ts provides that the CHA pay local tax- odies at least ten per cent of shelter rents ted, plus any surplus amount up to a num equal to full real estate taxes. Pri- y because of the low maintenance costs early years of project operation, amounts ient to pay full taxes were accrued dur- 953.

e remaining $370,089 in the CHA pay- is ten percent of the rents collected from ts in 16 low-rent housing developments with federal aid. On federally aided ng, CHA has bonded indebtedness and ore federal law authorizes payment at en percent rate. Despite this, the sum by CHA is about two and a half times 150,611 in real estate taxes billed the e owners of the properties before the public housing was built. The gain in local tax revenue is even higher than comparison of these two figures would indicate because in many instances, though billed, the former taxes were never paid.

This is the largest single payment made by the Authority in any one year for taxes on its housing developments. It exceeds by one-third last year's payment of $429,191.97, which also set a new record.

CHA in-lieu-tax payments are necessarily made a year late because funds cannot be turned over to the county until the exact amount due has been verified by audit. The audits are not completed until several months after the CHA's fiscal year, which ends on June 30, whereas the tax payments are based on the calendar year, which ends six months earlier.

On January 7, the CHA also made a payment of $250,000 to the city against the $2,000,000 advanced by the City Council in 1945 and 1946 for the installation of site improvements and utilities on the veterans' temporary housing sites. This brings the total funds repaid by the CHA to one-half the original city advance.

At the time the funds were advanced, the expectation was that only a small portion, if any, of the money could be repaid. Legal technicalities prevented the City Council from making the funds available in the form of a grant as other cities had done; however, the ordinance covering the advance specifically provides that any repayment shall be made solely "out of rents and incomes from such projects, as and when received."

CHA OFFICIALS ELECTED TO NON-PROFIT HOUSING BOARD

The Chicago Dwellings Association, the city's private non-profit corporation created to build housing for middle-income families, has been reorganized in a move recommended by Mayor Kennelly and the Illinois State Housing Board.

In the reorganization, CHA Commissioners were elected to replace all but two of the original CDA board members. George H. Dovenmuehle, CDA's former president, and Charles Z. Meyer, treasurer of CDA, retain board membership. John R. Fugard, CHA board chairman, was elected president of the new CDA board, and Joseph P. Sullivan, CHA's vice-chairman, was elected vice-president. General W. B. Kean, CHA executive director, was appointed secretary to the CDA board, and Kathryn Kula, CHA's assistant general counsel, was appointed assistant secretary to the board.

CDA Established in 1948

It is expected that the change, which makes policy direction and staff functions of the Housing Authority available to the CDA, will result in an efficient, economical and fast moving operation.

The Chicago Dwellings Association was established as a private non-profit corporation in 1948 on the recommendation of the Housing Action Committee appointed by the Mayor in 1947. The purpose of the program was to develop medium cost housing for middle-income families through the use of the non-profit device. The plan called for CHA to use state grant funds in its possession to acquire land and furnish equity financing to the Dwellings Association. The CDA would then obtain the balance of funds required to construct housing through first mortgage borrowings. By providing for reimbursement of the state funds after the repayment of the first mortgage, the CDA operation achieves the equivalent of very long-term financing.

318 Apartments Completed

In this way and through the use of a non-profit sponsor, with the need for a profit eliminated, it was hoped that the progress would result in lower rents or purchase prices to meet the needs of families of modest incomes. To date, the Dwellings Association has completed a rental project of 318 apartments at 60th and Langley Avenue. In addition, land has been acquired at 46th Street and Princeton Avenue for the construction of 51 row-house-type apartments.

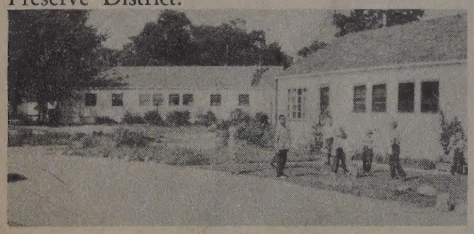
CHAIRMAN RE-APPOINTED

Mayor Kennelly has reappointed John R. Fugard, CHA Chairman, to a five-year term on the CHA Board. The new term of office, which runs to January 8, 1960, has been confirmed by the State Housing Board. Mr. Fugard served CHA as its first chairman in 1937-38, and after an absence of some years, was re-appointed in December, 1953 to serve out the unexpired term of Wilfred Sykes, who resigned in September of that year.

LAST OF TEMPORARIES TO CLOSE IN 1955

The last 500 dwellings in the CHA veterans' temporary housing program will be vacated in 1955. About March 1, tenants at Ashburn Homes, 79th and Kildare, and Sauganash Homes, Foster and Kildare, will receive notices to move. Closing of the two projects will end the program which started in 1946 with 3,359 dwellings and provided rental homes for a total of 8,000 World War II veterans and their families.

The contract for the demolition of Ashburn and Sauganash Homes, which consisted of prefabricated units for single-family use, was awarded by competitive bid in January. Under its terms, the Globe Wrecking Company, successful bidder, will pay the Authority $118,875 ($240 per dwelling) to tear down the buildings, which have salvage value for use as summer cottages and permanent housing outside city limits. It will cost CHA an estimated $45,000 to restore the two sites to their original condition before returning them to the Board of Education and the Forest Preserve District.



Ashburn Homes

Razing of the two remaining projects completes a "deprogramming" schedule established in 1951. With approval from the City Council Housing Committee and local veterans' organizations, a five-year plan of gradual removal was undertaken. The 1,000 trailers in the over-all temporary supply were first demolished, and the other types of dwellings—frame row-houses and Quonset huts—have since been removed from service. The operation was timed to tenant move-outs, and there were no evictions.

Fifteen of the original 22 sites have been returned to their owners—all city or county agencies which leased the properties to CHA for $1 a year. Five others are now in process of restoration.

WAIVE RULE FOR INTERNS

Interns and resident physicians stationed in Chicago hospitals are no longer required to live a year in the city before they are eligible for CHA low-rent housing. The Authority waived the requirement in these special cases last September after repeated requests from the city's hospitals.

Most of the men in medical training, receiving salaries from $25 to $150 a month, are eligible for public housing. Many of them come from various parts of the country and bring their families with them for the two- or three-year training period in Chicago.

While the residence rule is essential to conserve low-rent housing benefits for Chicagoans, the Authority feels that this special consideration is justified in the case of interns because of the time they devote to assisting families who cannot pay for medical care.

Proximity to the Medical Center has made CHA projects on the Near West Side popular with medical students and interns. About 75 of these men and their families live at the newly opened Grace Abbott Homes, and in about a dozen of these cases, the residence requirement was waived.

Since the end of World War II, medical students have been housed at Addams, Harrison, Maplewood and Ogden Courts. Projects on the Near South and Near North Sides also serve families of men in medical training. There are about 25 student families at Frances Cabrini Homes, near the North Side Medical Center. Six interns from South Side hospitals live at Prairie and Archer Courts.

CHICAGO HOUSING AUTHORITY DEVELOPM
Dec. 31, 1954

COMPLETED:

26 Developments—12,459 Dwellings

1.	Jane Addams Houses	(F)
2.	Julia C. Lathrop Homes	(F)
3.	Trumbull Park Homes	(F)
4.	Ida B. Wells Homes	(F)
5.	Frances Cabrini Homes	(F)
6.	Robert H. Brooks Homes	(F)
7.	Bridgeport Homes	(F)
8.	Lawndale Gardens	(F)
9.	Altgeld Gardens	(F)
10.	Wentworth Gardens	(F)
11.	Dearborn Homes	(F)
12.	Maplewood Courts	(C-S)
13.	Harrison Courts	(C-S)
14.	Leclaire Courts	(C-S)
15.	Racine Courts	(C-S)
16.	Ogden Courts	(C-S)
17.	Prairie Ave. Cts.-I-II-III	(C-S)
18.	Archer Courts	(C-S)
19.	Loomis Courts	(C-S)
20.	Philip Murray Homes	(F)
21.	Victor A. Olander Homes	(F)
22.	Leclaire Courts Ext.	(F)
23.	Grace Abbott Homes-I-II	(F)
24.	Ida B. Wells Extension-I	(F)
25.	Harold L. Ickes Homes-I	(F)
26.	Gov. Frank O. Lowden Homes	(F)

UNDER CONSTRUCTION:

4 Developments—1,767 Dwellings

23.	Grace Abbott Homes-II	(F)
24.	Ida B. Wells Extension-II	(F)
25.	Harold L. Ickes Homes-II	(F)
27.	Gov. Henry Horner Homes-I	(F)

IN DESIGN AND LAND PURCHASE STAGES:

8 Developments—6,059 Dwellings

17.	Prairie Ave. Cts.-IV	(C-S
27.	Gov. Henry Horner Homes-II	(F)
28.	35th & State	(F)
29.	Cabrini Extension	(F)
30.	New Rockwell Neighborhood	(F)
31.	Prairie Ave. Cts. Ext.	(F)
32.	Olander Homes Ext.	(F)
33.	Division-Ogden	(F)

VETERANS' TEMPORARIES

2 Projects—478 Dwellings

1.	Ashburn Homes	(C-F)
2.	Sauganash Homes	(C-F)

(F) Financed with federal funds; (C-S) city state funds; and (C-F) city and federal funds

CHICAGO HOUSING AUTHORITY
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Chicago 5, Illinois

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